



100 Depot Ave.
PO Box 1006
Caliente, NV 89008
775-726-3131

REQUEST FOR QUALIFICATIONS FOR:
Historic Preservation Architectural Design Services for
Caliente Depot Interior Restoration

RELEASED:

October 14^h, 2022

DUE BY:

October 28th, 2022

DELIVER TO:

The City of Caliente
100 Depot Avenue
PO Box 1006
Caliente, Nevada 89008
Attn: Linda Larson-Butler
Deputy City Clerk



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Request for Qualifications For Historic Preservation Architectural Design Services for Caliente Depot Interior Restoration

Section 1.0 – General Information on Qualifications Process

1.1 Invitation

It is the intention of the City of Caliente to solicit qualifications for Historic Preservation Architectural Design Services for the proposed Caliente Depot Interior Restoration project (hereinafter called the Project) in Caliente, NV. The City of Caliente makes this Request for Qualifications (hereinafter referred to as the RFQ) in order to select a qualified Preservation Architect (hereinafter referred to as the Architect) for providing Historic Preservation Architectural Design Services for the Project. The Project is generally described in the “Scope of Services” (Section 2.0) contained within this RFQ, including descriptions of roles, responsibilities and relationship of the Architect and other parties involved in the project.

1.2 Pre-Qualifications Site Visit

A pre-qualifications site walk can be made by appointment with Linda Larson-Butler, at 100 Depot Avenue, Caliente, Nevada 89008. All potential Architects are encouraged to attend this site visit.

1.3 Qualifications Due Date and Location

The Architect shall submit one (1) printed and one (1) digital (single PDF file) copy of the Statement of Qualifications (hereinafter referred to as a SOQ) to the City of Caliente. Qualifications shall be sent and labeled:

Request for Qualifications for:
Caliente Historic Depot Building
PO Box 1006
Caliente, Nevada 89008

The submittal shall be made before 4:00 p.m., Friday, October 28th, 2022. Late submittals will not be accepted.

1.4 Submittal Format

The Architect shall provide the appropriate information in sufficient detail to demonstrate that the evaluation criteria has been satisfied as specified in Section 1.5 “EVALUATION OF QUALIFICATIONS & SELECTION OF ARCHITECT”.



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To allow for easier comparison of qualifications during evaluation, submittals should contain the following sections and be arranged in consecutive order:

1. Executive Summary - The Executive Summary should include a clear statement of the Architect's understanding of the RFQ including a brief summary of the Scope of Services. Include, at a minimum, an outline of the contents of the submittal and a summary of the proposed services.
2. Scope of Services - Describe in detail how services will be provided. Include a detailed listing and description of tasks and deliverables.
3. Project Team - Show involved individuals with resumes and specific applicable experience.
4. Experience and Capacity - Describe background and related experience demonstrating ability to provide the required services. Indicate if company expansion is required to provide service. Describe specific experience producing design services for the following:
 - a. Work that meets the Secretary of Interior's Standards for the Treatment of Historic Properties.
 - b. Projects of similar size and scope.
5. Project Timeline – Provide a proposed timeline for implementation of the project through completion of construction.
6. References - List references from contracts similar in size and scope.

1.5 Evaluation of Qualifications & Selection of Architect

Qualifications will be reviewed by an evaluation panel made up of representatives of the City of Caliente and the Caliente Depot Restoration Committee. The evaluation panel may select a "short list" of qualified Architects who will be formally interviewed as part of the final selection, as deemed necessary by the City of Caliente. Evaluations will be based on the required criteria listed in Section 1.4 "Submittal Format", and the following:

1. Quality, thoroughness, and clarity of qualifications.
2. Qualifications and experience of staff (includes a review of references) working on historic properties.
 - a. Staff will need to include a Historical Preservation Specialist with experience related to the Project.
3. How well the Scope of Services offered meets project objectives.
4. Organization and management approach and involvement for a successful project.
5. Cost of services proposed.

1.6 Schedule

The following is a listing of key qualifications milestones:

| | |
|--|---------------------------------|
| RFQ Issued | October 14 th , 2022 |
| Deadline for Submitting Questions to RFQ | October 28 th , 2022 |
| Qualifications Due | October 28 th , 2022 |
| Anticipated Contract Award | November 3 rd , 2022 |
| Services Commence | After Contract Date |



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1.7 Contract

The contracting parties will be the City of Caliente and the Architect selected to provide the services as described herein. The selected qualifications, along with the RFQ and any counter qualifications will be incorporated into a formal agreement after negotiations.

1.8 Request for Clarification

Prospective Architects shall direct inquiries or questions about the RFQ in *email form only* to:

Deputy City Clerk: Linda Larson-Butler
Email: llarson-butler@cityofcaliente.com

1.9 Rejection of Qualifications

The City of Caliente reserves the right to reject any Architect on the basis of the qualifications submitted.

1.10 Site Visits

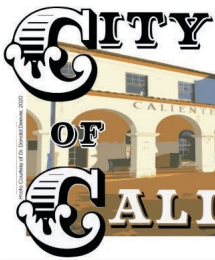
Prospective Architects may visit the Caliente Historic Depot Building in reference to the services to be provided, but is prohibited from interviewing site staff or other visitors in any effort to obtain information relating to this RFQ. All requests for clarification should be submitted in writing as outlined in this RFQ. Failure to follow this prohibition could result in the rejection of the qualifications.

Section 2.0 – Scope of Services

2.1 Introduction

The Caliente Railroad Depot (U.S. National Register of Historic Places: Nevada Historical Marker #249) is a historic Mission Revival Style railway station that was built in 1923 and sits near the center of Caliente, Nevada at 100 Depot Avenue. The building has a rich history that attracts many tourists. The building also serves as a service center and gathering place for the community. The building houses the Lincoln County Sheriff's substation, the Box Car Museum, and several private businesses. A small portion of the depot also houses the City of Caliente Administrative offices.

The building is 54 feet by 341 feet with a stucco exterior painted white and a red tile roof. The architectural style is generally known as the Mission Revival, which was used on the Union Pacific stations between Salt Lake City and Los Angeles. The Caliente depot is the only station of its type left in Nevada. The depot building has full arched openings on the lower floor, with a rectangular pattern around all openings on the second floor.



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2.2 Background

The Caliente Railroad Depot was turned over to the City in 1970. The City moved their municipal services into the building in part to help preserve it. The City has been doing general maintenance to the building, but they have lacked the funds to restore the building as needed. The project will include interior restoration/rehabilitation of the Caliente Union Pacific Railroad Depot as close to the original building as possible to include, but not limited to:

City Offices and Council Chambers:

- Reconfigure interior reception desk and work area. Provide new period-appropriate built-in service counter with 2-3 work stations behind it.
- Relocated/reconfigure Clerk and Deputy Clerk Offices. Could the office spaces be more shared so we can utilize the existing wall layout better?
- Relocate Mayor's Office
- Reconfigure conference room and copy area.
- Consider installing new "agent's window" feature to match historic drawings, providing visual connection between City Offices and Council Chambers
- Install new period-appropriate built-in wood Council Chamber desk/platform utilizing details from the original drawings for inspiration. Install new period-appropriate seating, and finishes.
- Install new period-appropriate light fixtures.
- Retain and refurbish existing men's/women's restrooms with upgraded/more period-appropriate fixtures and finishes.
- Eliminate door and window to adjacent lunch counter room

Lunch Counter:

- "warm shell" with period-appropriate lunch counter using original design as inspiration (but with smaller seating capacity and space for kitchen prep area).
- Install new period-appropriate light fixtures.
- Add connection to rear hall for access to restrooms and elevator.

Restaurant:

- "warm shell" for future build-out by tenant.
- Install new period-appropriate light fixtures.
- Consider eliminating non-historic corridor.

Public Restrooms/Back Corridor:

- Demolish existing toilet rooms and provide new accessible restrooms to support the occupancy of the new lunch counter and restaurant. This will likely require additional fixtures so we should assume that at least a portion of the existing Salon space would be needed.
- New period appropriate finishes and lighting. Maybe wood floors, a wood wainscot...make it look less like a "back hallway".



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Hotel Lobby:

- Restore original hotel lobby including replicating the original built-in wood lobby desk with key rack.
- Install period-appropriate lighting and finishes.

Hotel Suites:

- Consider possible phases approach where the rooms on the west side of the building (above the lobby) are restored for hotel use while the original rooms on the east side remain offices (possibly for City use or tenant lease?).
- Fully restore the two rooms that originally had private bathrooms. These rooms would not be ADA compliant since there is a step up from the bedrooms to the original bathrooms.
- Create one fully accessible guest room with accessible private bathroom (combining two rooms).
- Consider providing additional guest rooms that include private baths. This item will require some additional market research by the City to create a viable arrangement that meets current standards and expectations while retaining the historic character.
- Restore original shared bathrooms (depending on above).
- New period-appropriate lighting, finishes, fixtures, and details throughout. Wood floors in the corridor and stair hall.

Leasable Offices

- Scope is dependent on the hotel size. At a minimum install new period-appropriate lighting, finishes, fixtures, and details throughout.

Exterior:

Replace/reconfigure exit stair and porch structure on southeast side of building.

2.3 Funding

The City of Caliente was awarded \$2 million through the issuance of state general obligation bonds to protect, preserve and obtain the benefits of the property and natural and cultural resources of the State of Nevada.

2.4 Scope of Services

The Architect will:

- Work with the City of Caliente and the Nevada State Historic Preservation Office to produce design solutions for Phase 1 and Phase 2 of the Project. The Architect's deliverables include construction drawings, bidding documents, contract documents, project specifications, an opinion of probable



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construction cost for the improvements. Deliverables shall be provided in accordance with standard practices, skill and care typical in the industry.

- Provide Historic Preservation design and documentation services from Preliminary Design through Construction Documentation phases for the Caliente Historic Depot Building. Design to meet the Secretary of Interior's Standards for the Treatment of Historic Properties.
- Provide bidding and negotiating services.
- Provide construction administration services.

Section 3.0 – General Terms and Conditions

The Architect and all potential sub-consultants will be required to meet the following General Terms and Conditions:

Federal:

1. Federal Fair Labor Standards Act
2. Title VI of the Civil Rights Act of 1964 – Nondiscrimination
3. Age Discrimination Act of 1975
4. Section 504 of Rehabilitation Act of 1973, as amended

State:

1. NRS 613.330 – Equal Employment Opportunity